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**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF SOUTH CAROLINA**

FILED

IN RE:

CHAPTER 11

01 MAY 24 PM 4:28

Nilson Van & Storage, Inc.

Case No. 01- 01611-B

U.S. BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

Debtor.

TO: ALL CREDITORS AND PARTIES IN INTEREST

**NOTICE AND APPLICATION FOR SALE OF PROPERTY
FREE AND CLEAR OF LIENS, ENCUMBRANCES AND OTHER INTERESTS
PURSUANT TO 11 U.S.C. §363(b)(1) and (f) AND ASSIGNMENT OF LEASE OF
NON-RESIDENTIAL REAL PROPERTY**

YOU ARE HEREBY NOTIFIED that the debtor is applying for approval to sell the property of debtor's estate described below free and clear of all liens, encumbrances, and interests according to the terms and conditions stated below. Said assets are located at debtor's business location in West Melbourne, Florida, which is leased from CIA Corporation (CIA Lease).

TAKE FURTHER NOTICE that, in addition to requesting approval of the sale of assets, debtor is applying for approval to assign its CIA Lease to Richard Beattie 7835 Ellis Road, Melbourne, Florida. This business location is no longer necessary for the debtor, and debtor believes assignment of the CIA Lease is in the best interests of the bankruptcy estate and creditors.

TAKE FURTHER NOTICE that any response, return and/or objection to this application, should be filed with the Clerk of the Bankruptcy Court no later than **twenty (20) days** from service of the motion and a copy simultaneously served on all parties in interest.

TAKE FURTHER NOTICE that no hearing will be held on this notice unless a response, return and/or objection is timely filed and served, in which case, the Court will conduct a hearing on **June 18, 2001, at 9:00 a.m.**, at the J. Bratton Davis United States Bankruptcy Courthouse, 1100 Laurel Street, Columbia, South Carolina 29201. No further notice of this hearing will be given.

TYPE OF SALE: Private.

PROPERTY TO BE SOLD: Assets as listed on the attached letter of intent, but excluding certain assets as also listed in letter of intent.

PRICE: \$45,000.

APPRAISED VALUE: Debtor does not have an appraisal of the property, but believes that this is a reasonable amount.

BUYER: Richard Beattie
7835 Ellis Road
Melbourne, Florida 32904

Purchaser has no connection to the Debtor.

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PLACE AND TIME OF SALE: Sale will close as soon as possible after court approval, at a location chosen by the Buyer and the Debtor.

SALES AGENT/AUCTIONEER/BROKER: None.

COMPENSATION TO SALES AGENT/AUCTIONEER/BROKER: N/A

ESTIMATED TRUSTEE'S COMMISSION ON SALE: N/A

LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY: None.

DEBTOR'S EXEMPTION: None.

PROCEEDS ESTIMATED TO BE PAID TO ESTATE: \$45,000. These monies will be used to pay the landlord outstanding amounts owed and for operations.

Debtor is informed and believes that it would be in the best interest of the estate to sell said property by private sale and to assign the CIA Lease to Richard Beattie. CIA corporation has a relationship with Beattie and approves the assignment.

The court may consider additional offers at any hearing held on this notice and application for sale. The court may order at any hearing that the property be sold to another party on equivalent or more favorable terms.

The debtor may seek appropriate sanctions or other similar relief against any party filing a spurious objection to this notice.

WHEREFORE, applicant requests the court issue an order authorizing sale of said property, assignment of the CIA Lease, and such other and further relief as may be proper.

ROBINSON, BARTON, MCCARTHY
& CALLOWAY, P. A.

Service Date: May 24, 2001

Columbia, South Carolina
May 24, 2001.

BY: Nancy E. Johnson
for Barbara George Barton
District Court I.D. #1221
Attorney for the Debtor
1715 Pickens Street
P. O. Box 12287
Columbia, SC 29211
(803) 256-6400

Address of Court
J. Bratton Davis United States Bankruptcy Courthouse
P.O. Box 1448
Columbia, SC 29202

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5/17/01

This letter of intent contains basic contents of our agreement and will be reduced to a more complete document.

Richard Beattie of 7835 Ellis rd. Melbourne, FL. 32904 agrees to purchase certain assets of Nilson Van & Storage located at 4317 A Fortune Place West Melbourne, FL 32904. for the sum of \$ 45,000.00. Five thousand (\$5,000.00) dollars in the form of a certified check to accompany this Letter of Intent. Balance due of \$40,000.00 to be paid prior to closing.

Purchaser Richard Beattie agrees to assume lease on the property located at 4317 A Fortune Place West Melbourne, FL 32904. Presently leased by Nilson Van & Storage from CIA corporation 4356 B Fortune Place West Melbourne, FL 32904. Assumption of lease to be effective June 1, 2001.

Purchaser agrees to assume full liability required by law, and obtain a release of liability for Nilson Van & Storage from insurance company. This release of liability will cover the property of Nilson Van & Storage customers presently stored in the warehouse located at 4317 A Fortune Place West Melbourne, FL

The following assets will be conveyed to Richard Beattie:

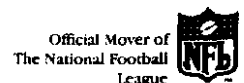
1. Approximately 380 storage vaults and the revenue derived from the contents of said storage vaults from June 1, 2001 forward.
2. All used Code 4 containers for use as required by the Forwarder of record.
3. All shelving and racks used for storage of upholstered items and like items of storage.
4. Office telephone system.
5. Alarm system, presently in place.
6. Office furniture and machine, computers as agreed, no software.
7. Warehouse fork-lift.

7835 ELLIS ROAD, MELBOURNE, FL 32904
(407) 984-8555 FAX (407) 676-3337



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AGENT FOR



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All van equipment, all vehicles, trucks, pack vans, tractor- trailers, service vehicles, auto will remain the property of Nilson Van & Storage.

Van equipment, i.e. dollies, hand trucks, decking bars, decking, 4-wheel dollies, safe jacks, and ladders will remain the property of Nilson Van & Storage. Two of the dock plates will remain the property of Nilson Van & Storage.

All van lines affiliation signs, supplies, forms and literature will remain the property of Nilson Van & Storage.

This sale will be contingent on the court approval and the approval of ARSMO, Atlanta, GA to allow the assumption of the Non-Temp storage lots be purchaser.

Richard Beattie Enterprises is not responsible for any debts of Nilson Van & Storage.

Agreed this 15th Day of May 2001.

Nilson van & Storage:

Matthew King COO

Richard Beattie Enterprises:

[Signature] CLO

Witness:

Kimberly DeLoat 5/17/01

Notary:

Patricia M. Arsenault



PATRICIA M. ARSENAULT
COMMISSION # CC A55640
EXPIRES JUN 15, 2001
BONDED THRU
ATLANTIC BONDING CO., INC

7835 ELLIS ROAD, MELBOURNE, FL 32904
(407) 984-8555 FAX (407) 676-3337

AGENT FOR

Paul Arpin
VAN LEASE, INC.



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League

